



49A THORNER LANE  
LEEDS, LS14 3AN

£975,000  
FREEHOLD

Welcome to Manor Farm Barn, a stylish and spacious residence offering over 2,500 sq.ft of luxurious living space. This exceptional four-bedroom home boasts high specifications throughout, blending contemporary design with charming, mock-period features.

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## 49A THORNER LANE

- Planning to furtherly extend in situ!
- Immaculately presented throughout
- Gorgeous, South-facing garden
- The best of open-plan living
- Four ample bedrooms
- En suite and house bathroom
- Integral garage
- Gated residence
- Superb views
- Village location



Set in a picturesque rural location, Manor Farm Barn offers the perfect blend of modern comfort and timeless classic décor. The ground floor accommodates a gorgeous open-plan kitchen living diner, an inviting entrance hallway, a ground floor shower room by Crosswater, a study, and an integral garage which could be easily converted if desired. The open-plan kitchen diner is a superb product of thoughtful extension, boasting the best of indoor-outdoor living with a large skylight and bi-folding doors leading out onto the terrace—perfect for alfresco dining or entertaining. The kitchen is bespoke and of high specification, featuring underfloor heating, quartz countertops, an inset Belfast sink, an Antique mirrored splashback, ample storage, a wine cooler, and Bosch integrated appliances. There is also an adjoining utility room that matches the kitchen's high standards.

Upstairs, the property boasts a spacious, galleried landing which grants access to four spacious bedrooms. There is a beautifully presented guest bedroom with an en suite shower room, two further spacious double bedrooms, and a newly decorated primary suite which boasts a dressing area with bespoke fitted wardrobes. There is also a contemporary house bathroom, bespoke designed, with a large walk-in shower and free-standing tub.

Manor Farm Barn also benefits from existing planning permission to convert the garage into additional living

space and to add a double-storey extension to the side of the property. This extension would create a new garage and an en suite off of the primary bedroom upstairs, and to add a porch, enhancing the property's already impressive offerings.

This is not one to be missed! To find out more, and to arrange your viewing, call Monroe.

### REASONS TO BUY

- Open-ended planning permission in situ to furtherly extend
- Four ample bedrooms, including a large primary with bespoke fitted storage
- En suite and a contemporary house bathroom
- Fabulous open-plan living kitchen diner with high specification kitchen
- Immaculately presented throughout
- Beautifully maintained South-facing garden
- Integral garage
- Idyllic location boasting superb views

### ENVIRONS

The property is situated on the outer curtilage of Scarcroft village, and despite being situated in an idyllic

location, this home is just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. The Grammar School at Leeds is only a short drive away at Alwoodley Gates and there are many fashionable shops along Street Lane at nearby Roundhay. The market town of Wetherby is also within easy reach and offers a wide range of day-to-day amenities.

#### SERVICES

We are advised that the property has mains water, electricity and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

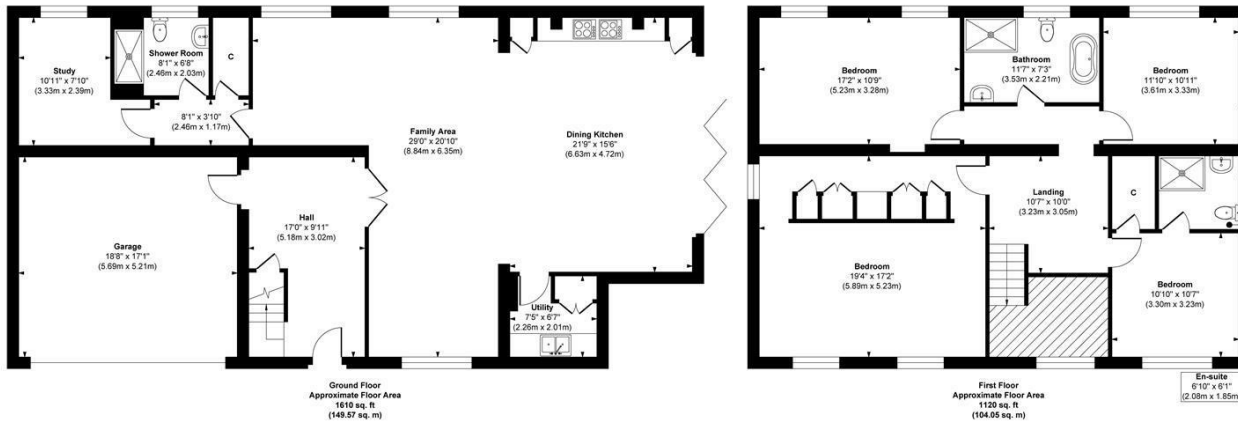
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 49A THORNER LANE





**Approx. Gross Internal Floor Area (Including Garage) 2730 sq. ft / 253.62 sq.m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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